


DATES: January 31, February 7 and February 14, 2003

TO: Planning Commission

SUBJECT: General Plan 2020 (District: All)

SUMMARY

General Plan 2020 is a comprehensive update of the San Diego County General Plan, establishing the future growth and development patterns for the unincorporated areas of the County. The purpose of this series of hearings is to receive direction from the Planning Commission regarding the Land Use Framework, Regional Maps, Population Forecast, Draft Regional Goals and Policies, and Equity Mechanisms associated with General Plan 2020. Another purpose is to receive direction from the Planning Commission on the distribution of residential land use within the unincorporated County through a community map review process.

RECOMMENDATIONS

Department of Planning and Land Use

Review and assess the recommendations of the Steering Committee, Interest Group, Community Planning and Sponsor Groups, and the public on the above topics. Recommend that the Board of Supervisors support the direction of the GP2020 project and accept the following products for continued refinement and progress:

1. Land Use Categories
2. Land Use Designations
3. Working Copy Regional Structure Map dated December 2002
4. Regional Land Use Distribution Map dated December 2002 (Residential distribution)
5. Draft Regional Goals and Policies
6. The Department of Planning and Land Use (DPLU) proposed revisions for Land Use Goal I, Policy I and Land Use Goal II, Policy D
7. Equity Mechanisms that include a Purchase of Development Rights (PDR) program and, possibly, a Transfer of Development Rights (TDR) program
8. Statements of Legislative Intent

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FISCAL AND BUSINESS IMPACTS

There are no fiscal or business impacts associated with this report.

ADVISORY BOARD STATEMENT

Interest Group Committee, Steering Group Committee, and Community Planning or Sponsor Group positions are integrated into each section of this report where positions have been taken.

BACKGROUND

The updated General Plan 2020 will identify the potential size and distribution of the County's future population – balancing housing, employment and infrastructure needs with resource protection. When compared to the existing General Plan, this update will focus population growth in the western areas of the County where infrastructure and services are available.

The updated General Plan will replace the existing General Plan, including all General Plan elements and all community/subregional plans. Full development of General Plan 2020 products, along with the Environmental Impact Report, cannot proceed until a preferred residential land use distribution map is accepted by the Planning Commission and Board of Supervisors.

Other components of General Plan 2020 include adjustments to community planning area boundaries and replacing the residential lot size requirements with a density-based approach. In order to maintain consistency between the General Plan and other County policies or ordinances, the General Plan will identify items that must be changed within a reasonable timeframe following the adoption of the General Plan. Agricultural Preserves will also be modified to properly reflect lands under Williamson Act contracts as required by state law. In addition, the Environmental Impact Report (EIR) for General Plan 2020 will address an inadequacy found by the court in a previous EIR for General Plan Amendment 91-02 concerning the Central Mountain Subregion.

What is a General Plan?

The General Plan provides a framework for long-term physical development and it provides a basis for infrastructure and service planning. The County of San Diego's General Plan will contain the following components:

General Plan Components

1	2	3	4
Regional Elements (7)	Community Plans (23)	Land Use Maps	Circulation Map

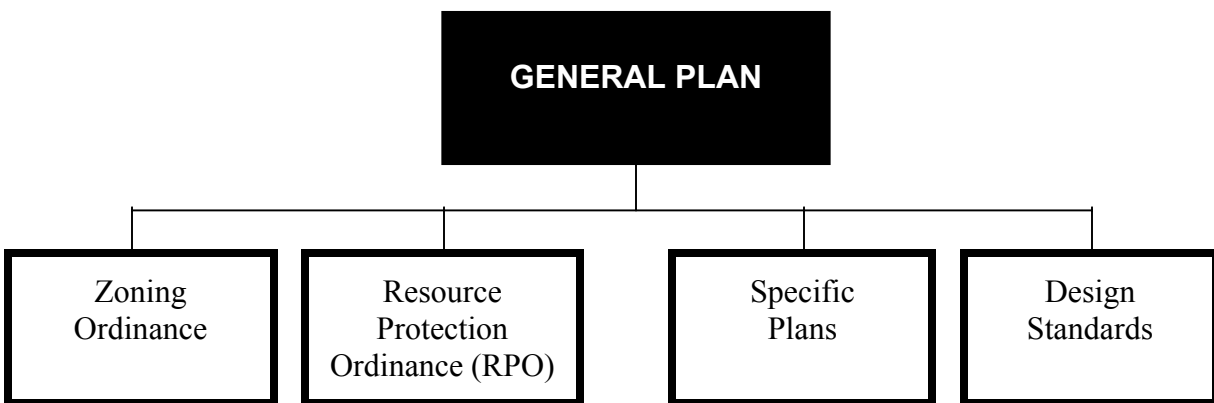
All components of the General Plan are interrelated and must, by law, be consistent with one another. Although the upcoming Planning Commission hearings will focus on the Land Use Maps, both at a regional and community level, the maps will have an impact on all components of the General Plan 2020 project. In addition, Draft Regional Goals and Policies and the Land

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Use Framework are directly related to the Land Use Element, which is one of seven Regional Elements.

The General Plan is a policy-oriented document that provides guidance for preparing detailed regulations such as The Zoning Ordinance. Although the County of San Diego has flexibility when preparing its General Plan, the document must conform to State of California laws and guidelines that define its essential nature, its primary components, and issues that must be addressed by each jurisdiction. While a discussion of ordinance level regulations may occur during a General Plan process, actual ordinance changes will occur after the General Plan is adopted. In some cases, ordinances must be changed in order to maintain consistency between General Plan policies and the regulations used to implement them.

Relationship of General Plan to Implementing Ordinances



Why Update the General Plan?

The existing General Plan dates back to the 1970's, and its age (20 plus years) is substantially higher than the 10-year updates recommended by the State of California. It also should be updated for the following reasons:

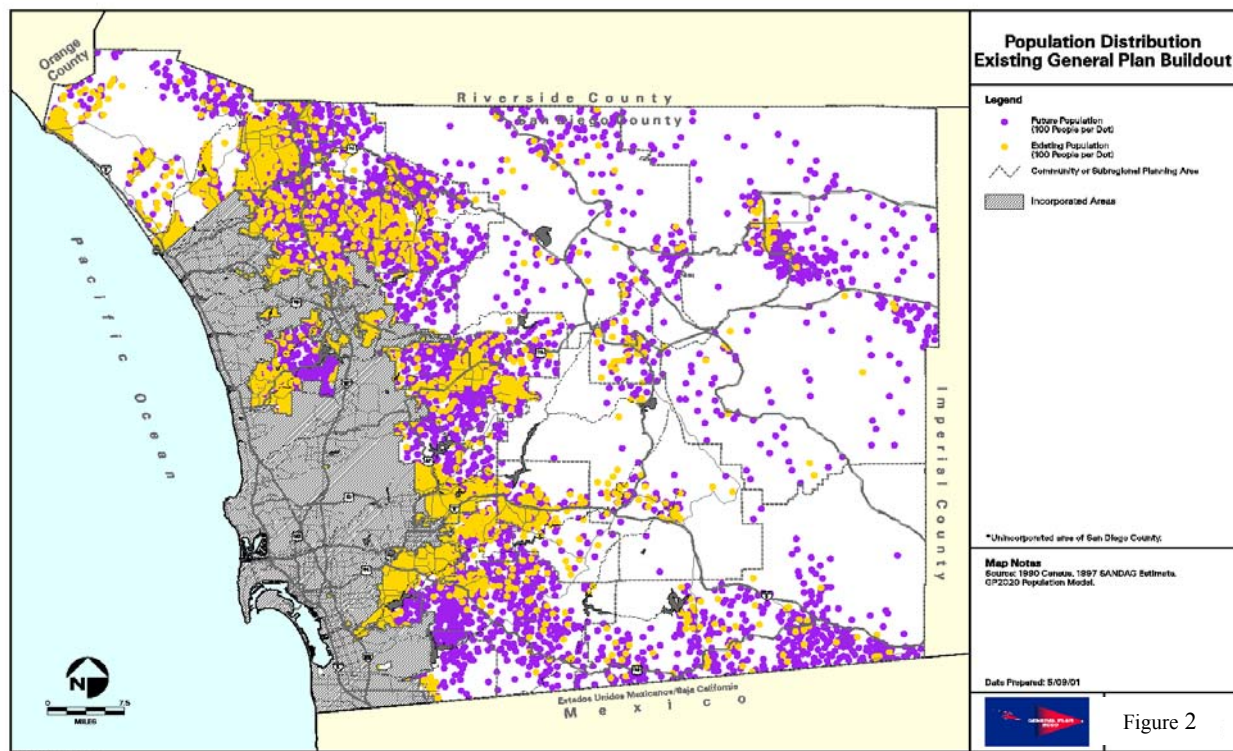
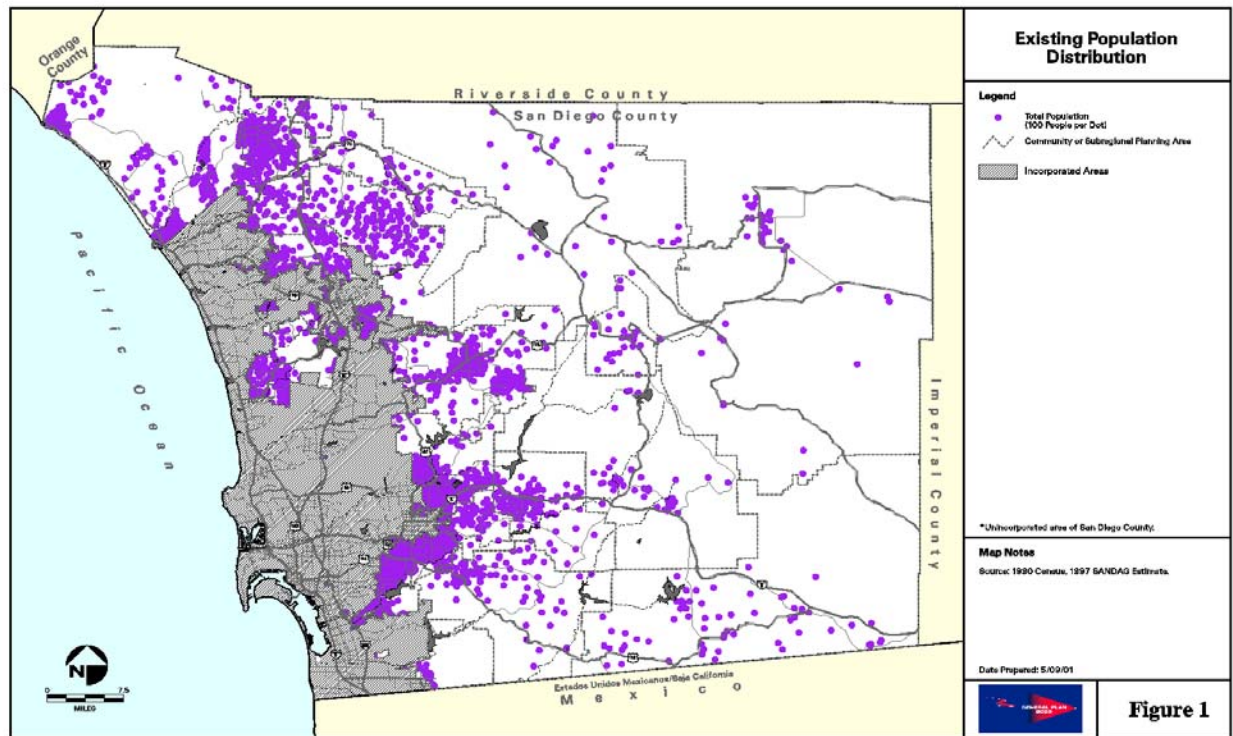
- It does not conform to current State of California standards when identifying population density and building intensity for residential and non-residential designations respectively.
- In many cases, the existing plan does not reflect the carrying capacity of the land or reflect development capacity when biological constraints, steep slopes, groundwater, floodplains, and infrastructure are taken into account.
- The existing General Plan capacity is substantially higher than the County's target population, and (as illustrated in Figure 1 and Figure 2 on the following page) would produce significant population growth in the backcountry.

2000 census population:	442,919
2020 population target:	660,000
Existing plan capacity:	772,155

In order to keep the County of San Diego's General Plan current with legal requirements, planning trends, population changes, and available information about environmental constraints, it needs to reflect those changes or it will be vulnerable to continued legal challenge.

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Impact of Existing General Plan Capacity on Population Growth in the Backcountry



PROJECT OVERVIEW

Project History

Revision of the County of San Diego's General Plan began in 1998. In January 2001, the Board of Supervisors provided a new direction to County staff that resulted in an extensive community outreach process as well as work with two advisory groups, a Board-appointed Interest Group and the Steering Committee. Most products presented during the upcoming Planning Commission hearings represent work produced collectively by County staff, GP2020 advisory groups, and the public during the past two years.

Community Participation / Process

Two advisory groups actively involved in the General Plan 2020 process are the Steering Committee, which is composed of representatives from Community Planning and Sponsor Groups and the Interest Group, which is composed of representatives from developer, environmental and professional organizations. Both met regularly with County staff to review proposed maps and to prepare goals and policies, planning concepts, and the land use framework for this project.

The County initiated a community outreach program in June 2001, and since that time community members participated in over three hundred General Plan 2020 meetings or workshops. The types of meetings ranged from participatory workshops on community character to small informal meetings where participants developed community plan policies. Map reviews were also conducted to obtain public comments on proposed land use distribution maps for each community. During the map review process, Community Planning and Sponsor Groups made recommendations on both the Working Copy Map and on landowner requests for map changes. Finally, several communities have held (or will hold) workshops that focus on town center planning using mixed-use, commercial, and industrial land uses.

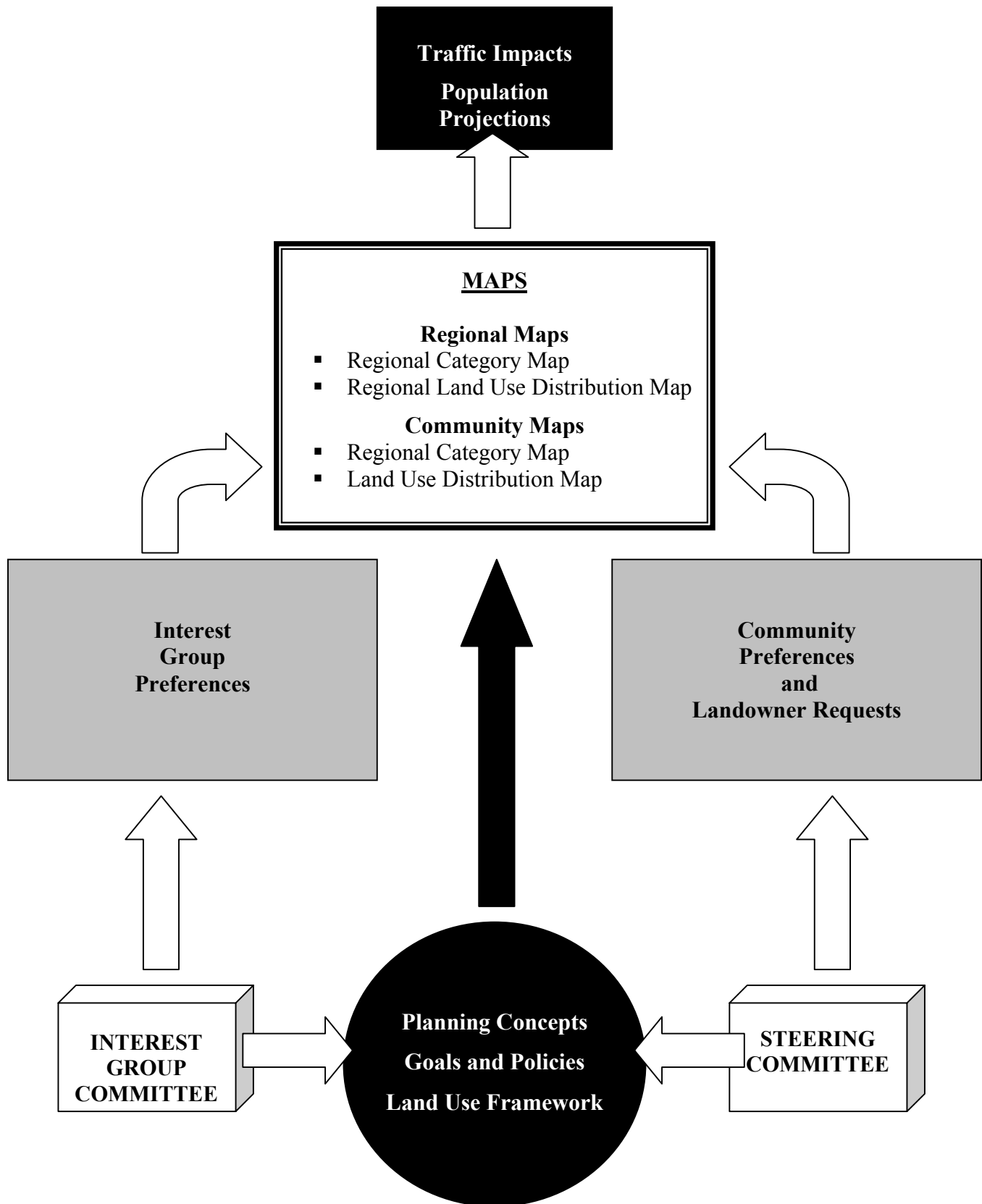
Where Are We Now?

GP2020 project materials being presented to the Planning Commission for review during the upcoming hearing process will form a foundation for the Land Use Element and Land Use Maps of the General Plan. Items being presented were produced within a process generally described by the diagram shown on the following page, and they include the following: Land Use Framework, Regional and Community Maps, and an associated Population Forecast. In addition to the above, we will review two Draft Goals and Policies and discuss two equity mechanisms—Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR)—that may be used to implement the proposed land use plan.

Next Steps

During the next few months, staff will continue to work with communities to refine their land use maps, especially in communities with substantial levels of commercial and industrial land. In some cases, commercial and industrial designations will be adjusted based on proposed changes to non-residential land use designations. Some community maps will be refined based on upcoming town center planning workshops that focus on the central core of communities such as Valley Center and Ramona.

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GP2020 staff are in the process of updating technical data and background reports for the project, information that will be used to prepare policy documents (Regional Elements and Community/Subregional Plans) that are already underway.

An important next step is producing a circulation network that matches the County's proposed land use plan. At the County's request, SANDAG recently conducted transportation model runs for the preferred land use map, and information regarding transportation impacts will be presented to the Planning Commission during the community map review process. Preparing a circulation network for General Plan 2020 will require the expansion of existing roads, the addition of new roads, or refinement of land use maps to meet projected traffic demands. In some cases, such as town centers with regional roads, it may be preferable to accept a lower level of service rather than widen a road to meet anticipated traffic needs.

REGIONAL SUMMARY

Planning Concepts

GP2020 Planning Concepts (see Attachment A) provide guidance for directing regional growth and for preparing land use maps within each community. There are three separate but interrelated concepts derived from the guiding principles developed by the Interest Group.

1 - Future Growth Areas

This concept directs future growth to areas where existing physical infrastructure and services can support that growth and to locations within or adjacent to existing communities. The converse is also true, namely that the rural setting and lifestyle of the remaining areas of the County will be retained. Most areas that are appropriate for directing future growth are located within the County Water Authority (CWA) boundary, and future development outside that boundary is limited. In order to decrease potential development outside the CWA boundary, residential densities will be reduced in areas where land is not already parcelized.

2 - Carrying Capacity

A second planning concept assigns densities based on the carrying capacity of the land, which is primarily based on the following factors:

- Road access
- Available water, sewer, or fire services
- Topography
- Presence of significant biological habitats
- Groundwater resources

Implementing this concept required the introduction of new residential designations that produce lower density development than designations in the existing General Plan.

3 - Community Form

This concept seeks to provide a physical structure for creating communities. As formalized in the proposed regional categories (see next section), each existing or planned community will include a village center surrounded by semi-rural or rural land. In those communities located

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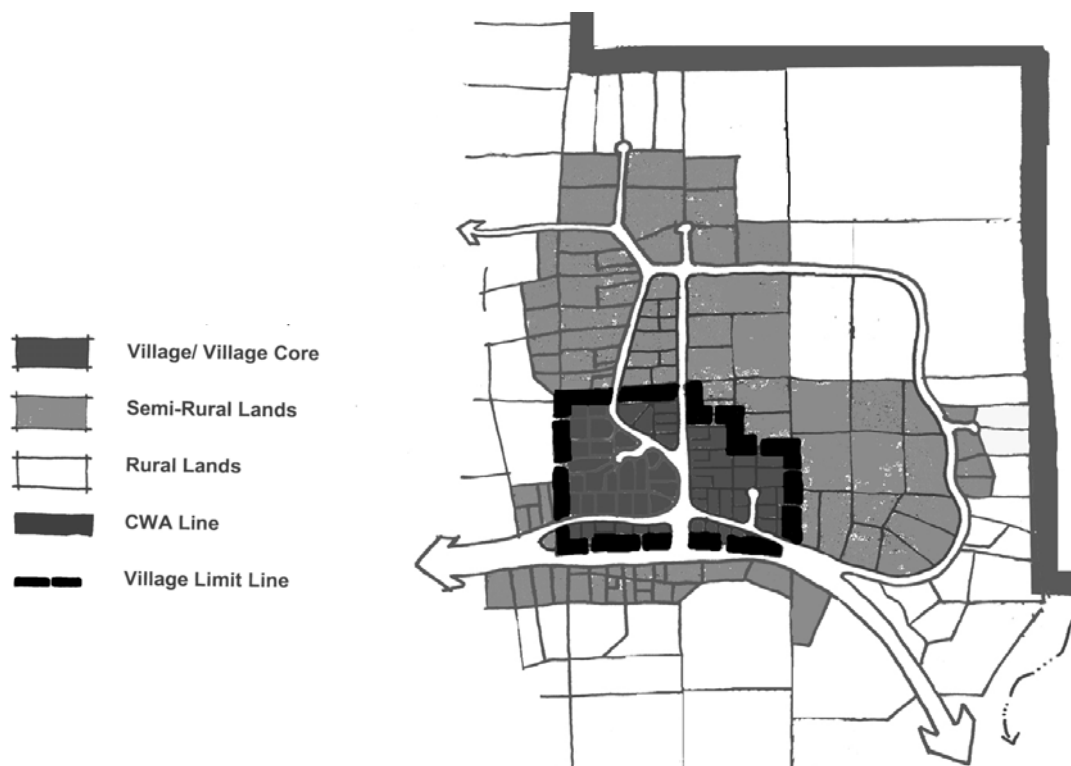
inside the CWA boundary, higher density neighborhoods and a pedestrian-oriented commercial center would provide a focal point for commercial and civic life. Medium-density, single-family neighborhoods as well as a broad range of commercial or industrial uses would surround the commercial core. Semi-rural neighborhoods surrounded by greenbelts, agricultural uses, or other rural lands would be located outside the more urbanized portion of the community. In order to prevent sprawl development, priority should be given to growth within areas identified for urban level densities.

This concept does not fit some existing communities because of historical development patterns or because a community does not have a defined core. Nevertheless, even in those cases this concept provides a guide for future development.

Land Use Framework

Regional Categories

Regional Categories (see Attachment B) are based on planning concepts that address community form, and they will define the general organization of communities throughout the unincorporated County. Unlike the existing categories, which focus on regional growth patterns, the proposed regional categories focus on community-based patterns of development. The four primary regional categories are Village Core, Village, Semi-Rural and Rural Lands. As described below and as illustrated on the previous page, each of these categories allows a specific range of residential densities. Because of the wide variety of communities within the unincorporated County, not every community will contain all regional categories within its boundaries.



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- Village Core: Serves as a focal point for commercial and civic life.
Residential density: 10.9 to 24 du/acre
- Village: Settlements that contain a broad range of uses needed to form communities.
Residential density: 2 to 7.3 du/acre
- Semi-Rural Lands: Low-density residential areas and small farms.
Residential density: 1 du/acre to 1 du/ 10 acre
- Rural Lands: Planned for large farms, open space, recreation, and very low density residential use.
Residential density: 1 du / 20 acre to 1 du/160 acre
- No Jurisdiction: National Forests, State Parks, Military Installations and Tribal Lands.
- Transit Nodes contain mixed-use development (residential, retail, and office/professional or light industrial uses) served by express bus service or rail stations/centers.

The Village Limit Line is part of the regional category framework. It is a community-specific boundary that identifies land categorized as Village or Village Core, and development within this line will typically have access to existing or planned sewer services. A similar limit line will be developed for rural communities that lack Village and Village Core densities. For an illustration of the proposed distribution of Village Core, Village, Semi-Rural and Rural Lands within the unincorporated County, see Attachment C.

Residential Land Use Designations

There are 16 proposed residential designations, ranging from a low of 1 dwelling unit per 160 acres to a high of 24 dwelling units per acre (see Attachment B-1). While many residential designations remain the same as existing ones (but with different names), there are proposed changes:

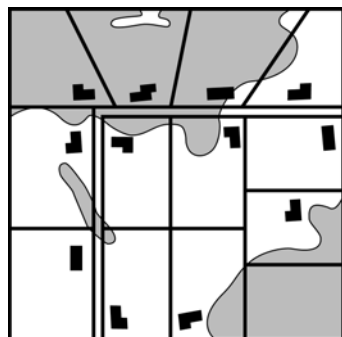
- The highest allowable density would be reduced from 43 dwelling unit per acre to 24 dwelling unit per acre. The new upper limit represents two- to three- story, multi-family development with surface parking. Higher densities would only be possible with mid-rise structures and/or structured parking, which is not a realistic building type or scale in unincorporated areas.
- The lowest allowable densities would be reduced from 1 dwelling unit per 40 acres to 1 dwelling unit per 80 and 160 acres but only in areas outside the CWA boundary.

The population model produced for this project assumes that residential designations in the Semi-Rural category (1 dwelling unit per acre to 1 dwelling unit per 10 acres) would have yield reductions for steep (over 25%) and very steep (over 50%) slopes. Generally speaking, densities higher than this range should not be assigned to areas with steep or very steep slopes.

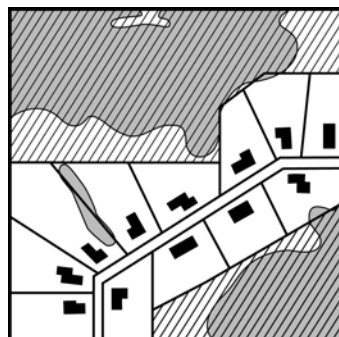
In the current General Plan, designations that are slope-dependent require a minimum parcel size that increases as the slope increases. Because those designations rely on parcel size to achieve lower densities, they are not consistent with State guidelines. GP2020 designations specify a density instead of a minimum parcel size. Minimum lot sizes will be identified in The Zoning

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Ordinance, and will vary based on the characteristics of location rather than density alone. Where appropriate, lot sizes smaller than those allowed in the existing General Plan will be used to group development and thereby preserve open space, retain habitat corridors, or minimize development on steep slopes.



Parcel Based



Density Based

Non-Residential Land Use Designations

County staff and the Steering Committee prepared the proposed non-residential land use designations, which include a variety of commercial, industrial and other uses (see Attachment B). Although many proposed designations are similar to or the same as existing designations, changes are proposed to the following designations:

- Rural Commercial (New): This designation was added to provide commercial areas that are appropriate in use, scale and character for semi-rural or rural areas.
- Service Commercial (Eliminated): Uses exclusive to this designation, which currently allows heavy commercial and medium industrial uses in commercial areas, would be moved to a Medium Industrial designation. Based on the characteristics of each location, communities can choose to re-designate land currently identified as Service Commercial for Medium Industrial or as alternative residential, commercial, or industrial land.
- Medium-Impact Industrial (New): This designation provides for industrial and heavier commercial uses that exhibit moderate nuisance characteristics and/or environmental impacts. Uses currently exclusive to the Service Commercial designation would be allowed in Medium-Impact Industrial.
- High-Impact Industrial (Modified): This proposed designation is similar to the former General Impact Industrial designation, although more moderate impact uses now allowed in General Impact Industrial would be relocated to Medium Impact Industrial.
- Tribal Lands: Includes federally recognized reservations.
- Military Installations (New): Includes Camp Pendleton Military Installation.
- Public/Quasi-Public Facilities (Modified): The existing designation includes both major facilities and open space uses. In order to have maps more accurately portray the difference, this designation would only include major *facilities* built and maintained for public use. Open space uses will be re-designated as Open Space (see below).

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- Open Space (New): This proposed designation includes land or water that is devoted to an open space use. It could include both public and private open space uses.
- Specific Plans (Modified): In the future, this designation would only be applied to approved Specific Plans. In addition, future (as well as some existing) Specific Plans that include substantial amounts of non-residential use would be mapped with the intended designations.

Regional Maps

Two regional maps – the Structure Map and Land Use Distribution Map – were prepared for the Planning Commission and are located in Attachment C.

Structure Map

The Structure Map is the map most closely related to planning concepts or principles, and it illustrates the proposed distribution of Village Core, Village, Semi-Rural and Rural Lands. The CWA boundary divides this map, with approximately 80% of the land outside and 20% inside that boundary. In accordance with GP2020 planning concepts, approximately 80% of the growth is planned for land inside the CWA boundary.

In communities outside of the CWA boundary, Village and Village Core areas represent existing development and parcelization. In communities inside the CWA boundary, Village and Village core areas are the preferred locations for directing future growth, and, therefore generally allow for expansion of medium to high-density residential development. In all communities, semi-rural designations are contained and generally recognize existing development and parcelization.

Much of the land located outside of the CWA boundary is either publicly owned land or is designated at Rural Lands densities. Rural Lands inside of the CWA boundary represent areas of contiguous open space with moderate to severe physical or environmental constraints and a lack of infrastructure. Rural Lands designations were also applied to create open space buffers between communities.

Land Use Distribution Map

The Regional Working Copy December 2002 Land Use Distribution (Attachment C) map shows the proposed distribution of residential land use, and it is consistent with the allowable density ranges shown on the corresponding Regional Structure Map. For example, a Semi-Rural area can only contain densities within the range of 1 dwelling unit per acre to 1 dwelling unit per 10 acres. Because this map shows the more detailed general Plan designations, it is best examined on a community-by-community level, and those maps are contained in Attachment G.

Mapping Process

Mapping the distribution of residential land use was a complex process that considered a variety of land use planning and legal factors. DPLU staff used information obtained from maps depicting information on steep slopes, environmental sensitivity, roads, floodplains, existing parcel size and dwelling units, active agriculture, and existing General Plan regulations when preparing its land use recommendations. Some of the factors considered during the mapping process were the following:

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- Proximity to existing infrastructure and services
- Physical suitability of the site
- Vehicular access
- Potential environmental impacts
- Compatibility with surrounding uses
- Existing level of development
- Landowner requests
- Community and advisory group preferences.

The maps prepared for the General Plan must be consistent with the project's regional elements and community plans, and potential impacts outlined in the EIR will be determined in large part from an analysis of regional maps.

Population Forecast

The proposed regional Land Use Distribution map produces the following population capacity for the year 2020:

Existing Population (2000 Census):	442,919
2020 Population Target	660,000
Working Copy (December 2002)	678,500
Potential Increase from 2000 Census:	235,581 (53%)

A detailed breakdown of population results for each community and sponsor group planning area can be found in Attachment D-1. This table shows that some communities located within the CWA boundary will not experience substantial change before 2020 because they are largely built out or because much of their undeveloped land is highly constrained. The potential for future growth is highest in those communities within the CWA that are not fully developed and where land is not highly constrained.

In order to address concerns related to housing capacity, three types of analysis were conducted to determine whether the Working Copy Map produces adequate levels of dwelling units to house future population growth.

- Population Model: The County utilized a population forecast model that predicts growth at a regional level and does not provide project-level analysis. In order to make its forecast as accurate as possible, the County expanded the seven variables utilized by SANDAG to twenty-four development constraints. These constraints attempt to replicate the development process at a project level by including steep slopes, floodplains, significant habitats, ground water, currently developed land, and the Forest Conservation Initiative. The County's constraints-based predictive model forecast a total of 85,570 future dwelling units. The entire list of constraints, as well as a more detailed discussion of the predictive model, can be found in Attachment D-2.
- Available Vacant Land Analysis: Staff performed an analysis of development potential on the approximately 630,500 acres of privately-owned vacant land that is available for future development in the unincorporated County. This analysis revealed that the degree to which the predictive model constrains development (and reduces yield) varies

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dramatically between the regional categories. For example, the model predicts an average potential yield in Rural Lands at approximately 90%, while it predicts an average potential yield of approximately 34% in Semi-Rural areas. These results indicate that the model correctly assumes significant reductions in yield on some vacant lands.

- Building Permit Trends Analysis: An analysis of the number and type of building permits issued from 1990 through 2001 reveals that, over this 12-year period, the annual number of permits issued for construction of new dwellings averaged 2,750. If building continues at the current rate, the plan provides enough capacity for the next 31 years. Even if the current rate climbs by 20%, the proposed plan would support construction of new dwellings for nearly 26 more years.

These analyses appear to confirm that the proposed land use map will allow for an adequate number of dwelling units to meet the projected population.

DRAFT REGIONAL GOALS AND POLICIES

The Steering Committee and Interest Group Committee prepared Draft Goals and Policies (see Attachment D) for use as a guide during the mapping process, and they provide a strong basis for preparing the draft Regional Elements.

Policy Review

DPLU requests that the Planning Commission provide direction for two policy statements where versions prepared by the advisory groups express a clear difference of opinion.

Goal and Policy	Steering Committee	Interest Group	DPLU Proposed Staff Revisions
Land Use Goal I, Policy I	Clustering may be used provided it does not allow increases in planned densities.	Clustering should be encouraged.	Clustering should be encouraged, provided it does not allow increases in planned densities.
Land Use Goal II, Policy D	Development that is adjacent to incorporated cities shall retain the character of the unincorporated community and shall use open space buffers, or other techniques, where adjacent uses or densities are incompatible.	Development in unincorporated communities that is adjacent to incorporated cities should consider the development and open space pattern in both the city and unincorporated community and the existing and planned infrastructure and services.	Development that is adjacent to incorporated cities should retain densities consistent with those in the unincorporated community, and should use open-space or other buffers to reduce impacts produced by incompatible uses or densities.

All other draft goal and policy statements prepared by the GP2020 Advisory Groups will be reviewed and, when appropriate, revised for inclusion in the Draft General Plan 2020 Regional Elements. Because a comprehensive review of goals and policy statements will be conducted during a future public review process, DPLU is not requesting a review at this time. Instead,

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minor differences between draft policies will be reconciled by County staff when preparing the following draft elements: Land Use, Circulation, Conservation and Open Space, Public Facilities, Housing, Noise and Safety. Each element will also contain technical and legal information related to policy statements that will assist the Planning Commission and public during its policy review process.

EQUITY MECHANISMS

Purchase of Development Rights Program

A Purchase of Development Right (PDR) program is a mechanism wherein a jurisdiction purchases development credits from certain areas in order to preserve those lands from further development. PDR programs are currently used to help preserve farmland or other sensitive areas in several locations throughout the country.

In relation to the General Plan 2020 update, PDRs would serve as a primary mechanism to purchase development credits from areas where a reduction in density is proposed. Those development credits could then be retired (not used again). In exchange for the purchase of development credits, properties would be subject to a deed restriction and/or conservation easement limiting further development potential on that property. However, landowners retain fee title to the property and are able to utilize the property for agriculture or other non-development purposes.

The following assumptions would serve as the basis for establishing the framework for a PDR program:

- The General Plan should function independently from PDR programs.
- County staff would identify and prioritize (with public input) areas for purchases of development rights
- PDR priority areas would be similar to pre-approved mitigation areas for Multiple Species Conservation Program (MSCP) and/or most agricultural lands
- PDR program would be voluntary
- The number of development credits to be purchased would be the difference between the current 'Base Development Yield' and the proposed General Plan designation. Base Development Yield would be the actual yield using the current General Plan densities, along with all other applicable codes and ordinances (e.g., The Zoning Ordinance, Resource Protection Ordinance, Groundwater Ordinance)
- Value of purchased development credits will vary in different parts of the county. In general, an appraisal or development analysis would be required in order to determine value.
- Funding for a PDR program could be from a combination of several sources, some of which are noted below:

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1. Existing annual funding related to MSCP
2. California Farmland Conservancy Program
3. Conservation of Private Grazing Land Program (Farm Bill)
4. Farmland Protection Program (Farm Bill)
5. State Proposition 40
6. State Proposition 50
7. California Riparian Habitat Conservation Program

Staff will provide additional information on potential funding sources for a PDR program at the Planning Commission hearing. County staff recommends that a PDR program be established separate from GP2020. However, GP 2020 would be used with a PDR program to determine the amount of development credits.

Transfer of Development Right Program

A Transfer of Development Right (TDR) program is a mechanism where development credits are transferred from one location (Sending Area) to be used to increase development potential in another location (Receiving Area). Lands are typically designated as Sending Areas in order to preserve them from further development. TDR programs are currently used to help preserve farmland or other sensitive areas in several locations throughout the country. Because TDR programs are complex and difficult to administer, use of TDRs would be limited to geographically similar sub-regions and would function on a smaller scale than a Purchase of Development Right program.

In relation to the General Plan 2020 update, TDRs would serve as a secondary mechanism to transfer development credits from areas where a reduction in density is proposed. Those development credits could then be used in designated receiving areas. In exchange for the transfer of development credits, properties would be subject to a deed restriction and/or conservation easement limiting further development potential on that property. However, landowners retain fee title to the property and are able to utilize the property for agriculture or other non-development purposes.

At this point in time, the framework for a TDR program is not complete. However, staff is continuing to work with members of the Interest Group to complete the remaining items and determine how a TDR program would function in conjunction with a PDR program.

STATEMENTS OF LEGISLATIVE INTENT

Several of the participants involved in the General Plan update process, including members of the Steering Committee and Interest Group, are concerned about how The Zoning Ordinance, Resource Protection Ordinance and other ordinances will serve to implement the General Plan. Because of time constraints, it is not possible to simultaneously update the General Plan and all of the land development ordinances. However, staff prepared Statements of Legislative Intent in order to provide direction for future ordinance revisions that are consistent with the principles of General Plan 2020, and these are included as Attachment F.

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COMMUNITY MAP REVIEW

In May of 2002, a preliminary Working Copy Structure Map and Land Use Distribution Map had been developed and modeled to determine its population capacity. After review with the advisory groups, staff reached out to every community by hosting 29 local workshops to solicit public comments on this preliminary product. At these workshops, staff presented a formal review of the General Plan, the GP2020 process and its components, and an explanation of how the specific population distribution was created for each respective community. Written public comments were solicited and input received at these meetings and during the two-month period surrounding the meetings. In addition, workshops were followed by less formal “Open Houses” at which staff was available to answer questions and speak individually with interested citizens. Overall, staff spent over 1000 hours at 61 workshops & open houses between May and August of 2002.

Following the public review period, staff analyzed the comments received and compiled a matrix summarizing the input provided and prepared a staff recommendation for each issue (see Attachment G). This information was distributed to the members of each Community Planning Group for their response and comments. In addition, the Interest Group gave input on the map in graphic form by creating an Interim Interest Group map, which detailed their proposed revisions to the land use distribution. As a result of these efforts with the Community Planning Groups, Interest Group, and community members, staff made additional refinements to the map and modified the land use distribution to reflect the feedback where compatible with the regional planning framework. The outcome of this effort to date has been the development and population modeling of the December 2002 Working Copy Land Use Distribution Map. This most recent land use distribution meets the Planning Concepts and closely approaches the Community Planning Group population targets in most communities. Next steps include additional changes to the maps to balance the transportation network; plan for non-residential land uses, including potential mixed-use areas; and to resolve other outstanding issues.

For a summary and analysis of all proposed community Land Use Distribution Maps, see Attachment G.

ENVIRONMENTAL STATUS

A Notice of Preparation of a Draft Environmental Impact Report has been prepared and is on file at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, California 92123.

PREVIOUS ACTIONS

Progress reports accepted by the Board of Supervisors on April 24, 2002 (3); January 16, 2002 (3); August 9, 2000 (11); May 10, 2000 (4); March 29, 2000 (6); December 15, 1999 (5); November 17, 1999 (7); June 30, 1999 (2); and February 17, 1999 (9).

September 26, 2001 (1), the Board of Supervisors directed the Interest Group to continue for the duration of the project. May 23, 2001 (10), directed Concepts A, B, C and D be incorporated; authorized Interest Group work for additional 90 days; determined financial disclosures for Interest Group members are not required; directed focus on areas requiring more attention (Ramona and Alpine); directed the appointment of two additional Interest Group members.

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January 10, 2001 (1), the Board of Supervisors reaffirmed the population targets and Regional Goals and Policies; endorsed Standards and directed additional Alternatives. November 1, 2000 (12), approved amendment to Scope Of Work and Consultant Contract. September 15, 1999 (8), endorsed Draft Regional Goals and Policies. August 12, 1998 (2), approved and authorized Consultant Contract. December 10, 1997 (5), approved Scope of Work, and directed the Planning and Land Use to return with planning/sponsor group recommendations on population standards for their communities.

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ATTACHMENTS

Attachment A: Planning Concepts
Attachment B: Land Use Framework
Attachment C: Regional Maps
Attachment D: Population Forecast and Model
Attachment E: Draft Goals and Policies
Attachment F: Statements of Legislative Intent
Attachment G: Community Map Review
Attachment H: Correspondence

Note: Because this attachment is substantial in size and bulk, they will be made available to the public as handouts at the Planning Commission Hearings and on the GP2020 website at

<http://www.sdcounty.ca.gov/cnty/cntydepts/landuse/planning/GP2020/index.html>

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